



**FY 87 ENERGY SURVEY  
OF  
DESIGNATED U.S. ARMY GARRISON  
HONSHU BUILDINGS 1 & 2  
TOKYO, JAPAN  
ENERGY ENGINEERING  
ANALYSIS PROGRAM**

**US ARMY CONTRACT NO. DACA79-87-C-0060**

**FINAL SUBMITTAL**

**19971016 213**

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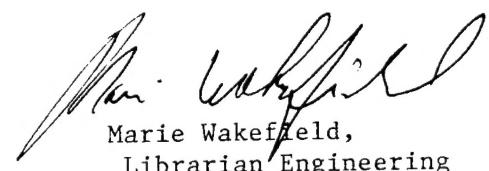


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## EXECUTIVE SUMMARY

- I. Introduction/Background: This study includes a complete energy audit and analysis for Buildings 1 and 8 at the Akasaka Press Center, Tokyo, Japan. Building 1 is a six story, 54,200 square foot building which contains administrative offices on the first through third floor, and bachelors' enlisted quarters and officers' quarters on the fourth through sixth floor. Building 8 is a four story, 91,000 square foot building which houses the offices, printing, and press operations of the newspaper, "Pacific Stars and Stripes". Both buildings were built in 1962 and are of similar construction with concrete masonry walls, concrete structural framing, and concrete roof slabs with built-up roofing.
  
- II. Present Energy Consumption and Costs: Due to the recent installation of additional computer loads in Building 8 and the installation of additional window air conditioners in Building 1, it is not possible to average the past 3 years to 5 years of historical data to establish a baseline for average annual energy consumption. The costs for energy have also varied significantly over the past few years primarily due to the devaluation of the dollar against the yen. Present energy consumption and costs for FY87 for Buildings 8 and 1, based on utility records and on the official FY87 exchange rate of 163.1 yen per U. S. dollar, are summarized as follows:

- 1) **Total Energy Costs:**

The energy costs for Building 8 totaled \$230,388 in FY87. A breakdown of the utility costs is shown in Figure E-1. Approximately 86 percent of the cost for energy was for

FIG. E-1: FY87 ENERGY COSTS FOR BUILDING 8

ENERGY COSTS FOR BLDG 8

ELECTRICITY: \$32.52/MBTU (BASED ON 3413 BTU PER KWH)  
\$0.1110/KWH

FUEL OIL: \$4.69/MBTU  
\$0.65/GAL.

COAL GAS: \$11.68/MBTU  
\$11.68/1000 CF

ELECTRICAL RATE SCHEDULE  
(INCLUSIVE OF DISCOUNTS)

DEMAND: \$8.70/KWH

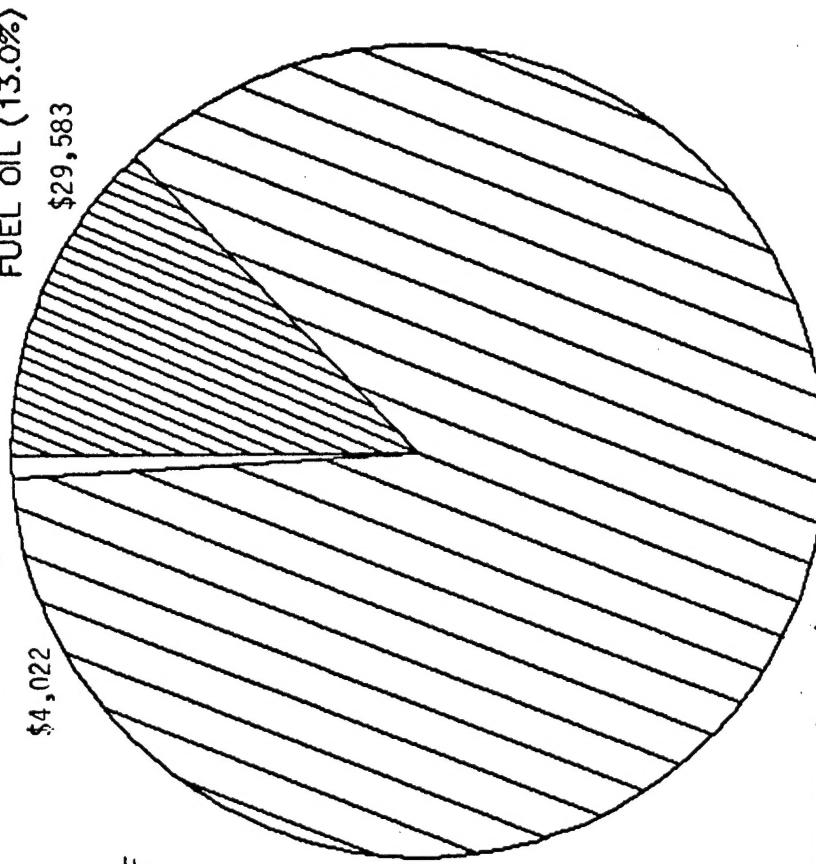
SUMMER ENERGY CHARGE  
(JUNE THRU SEPT):

\$19.28/MBTU  
\$0.0658/KWH

OTHER THAN SUMMER CHARGE:

\$16.82/MBTU  
\$0.0574/KWH

ELECTRICITY (86.1%)  
\$196,783



TOTAL ANNUAL ENERGY COST: \$230,388

electricity, while fuel oil accounted for 13 percent and coal gas for the remaining 1 percent. The energy costs for Building 1 totaled \$118,630 in FY87. A breakdown of the utility costs is shown in Figure E-2. Electricity represented approximately 77 percent of the total energy cost, while fuel oil accounted for the remaining 23 percent.

A summary of the total energy costs for both buildings is shown in Figure E-3. Total annual energy costs for the buildings amounted to \$344,018 in FY87.

2) Unit Energy Costs:

Unit cost for electricity was \$32.52/MBtu or \$0.1110/kwh for Building 8 and \$44.24/MBtu or \$0.1510/kwh for Building 1. The unit costs for electricity for the two buildings differ because Building 8 is billed under an industrial building rate schedule and Building 1 is billed under a commercial building rate schedule by Tokyo Electric. Both buildings use U.S. procured fuel oil for heating which is purchased at \$4.69/MBtu or \$0.65/gallon. Building 8 also purchases coal gas for the kitchen operations from Tokyo Gas at a price of \$11.68/MBtu or \$11.68/thousand cubic feet.

3) Total Energy Consumption:

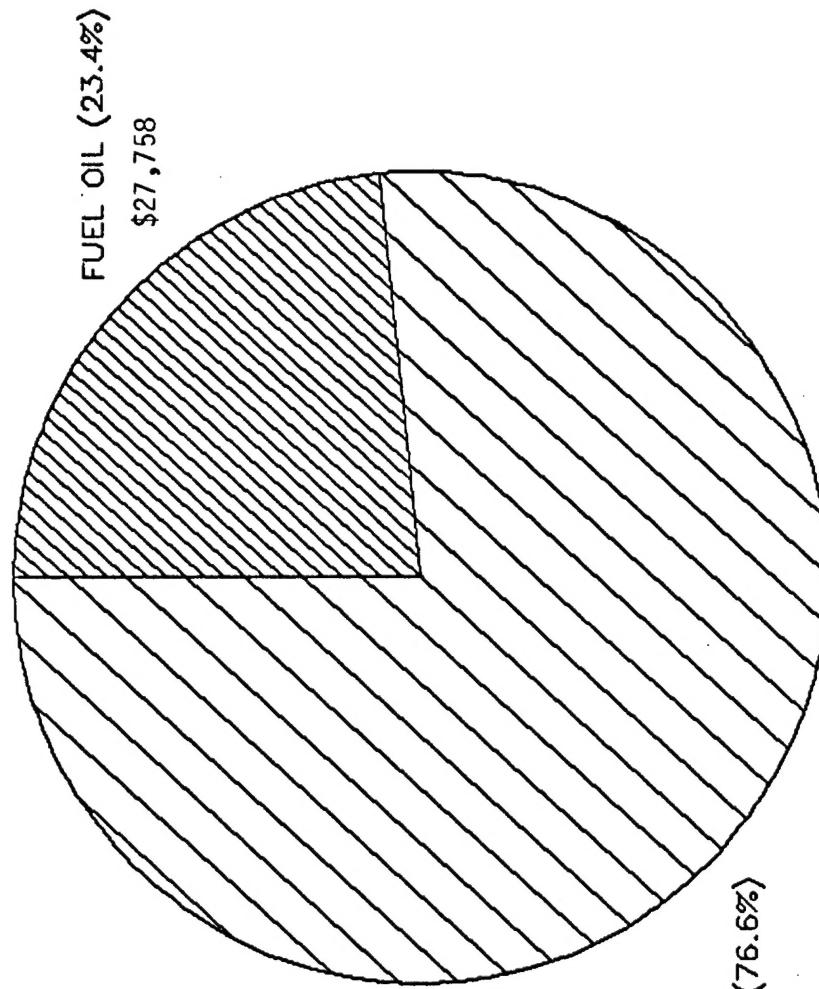
Total annual energy consumption in Building 8 is shown in Figure E-4. The total annual energy consumption for the building of 12,539 MBtu is categorized as follows: 48 percent is for electricity, 50 percent is for fuel oil, and 2 percent is for coal gas. A more detailed breakdown of current electrical consumption, fuel oil consumption, and coal gas consumption is included in

FIG. E-2: FY87 ENERGY COSTS FOR BUILDING 1

ENERGY COSTS FOR BLDG 1

ELECTRICITY: \$44.24/MBTU (BASED ON 3413 BTU PER KWH)  
\$0.1510/KWH

FUEL OIL: \$4.69/MBTU  
\$0.65/GAL.



ELECTRICAL RATE SCHEDULE  
(INCLUSIVE OF DISCOUNTS)

DEMAND: \$8.75/KW

SUMMER ENERGY CHARGE  
(JUNE THRU SEPT):

\$31.23/MBTU  
\$0.1066/KWH

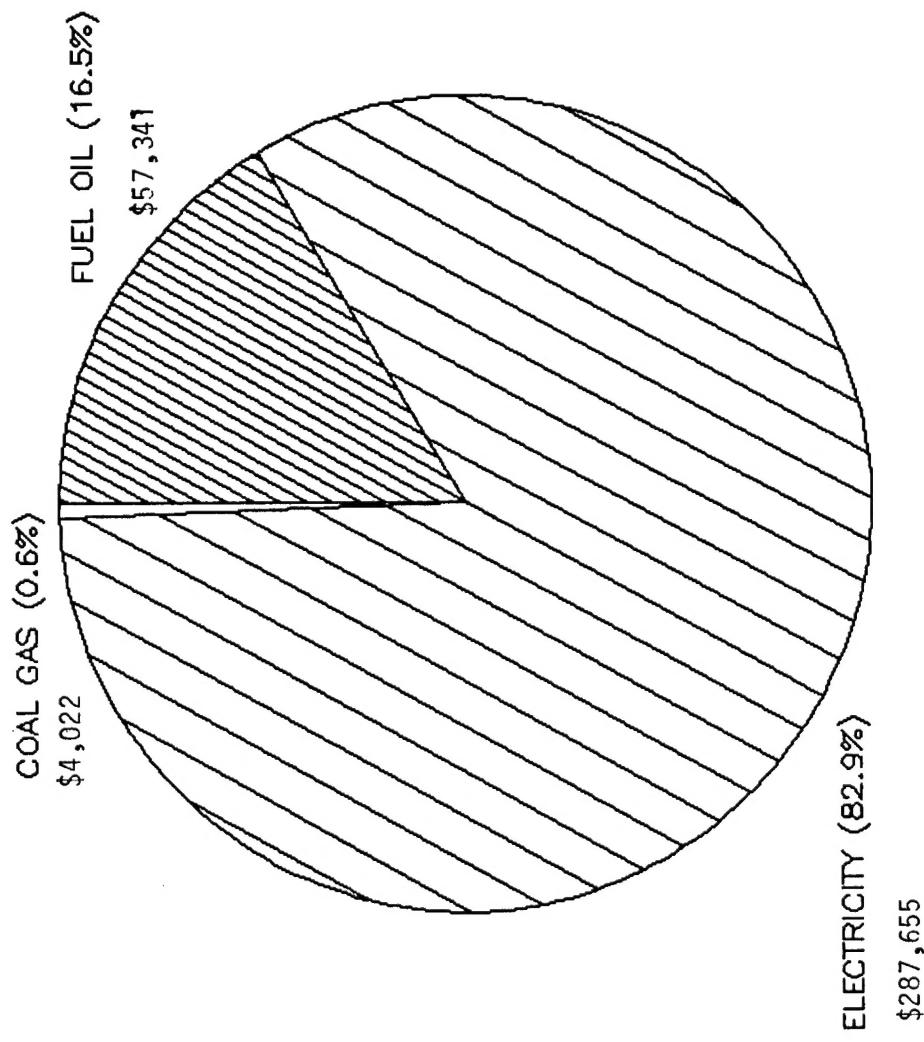
OTHER THAN SUMMER CHARGE:

\$27.69/MBTU  
\$0.0945/KWH

ELECTRICITY (76.6%)  
\$90,872

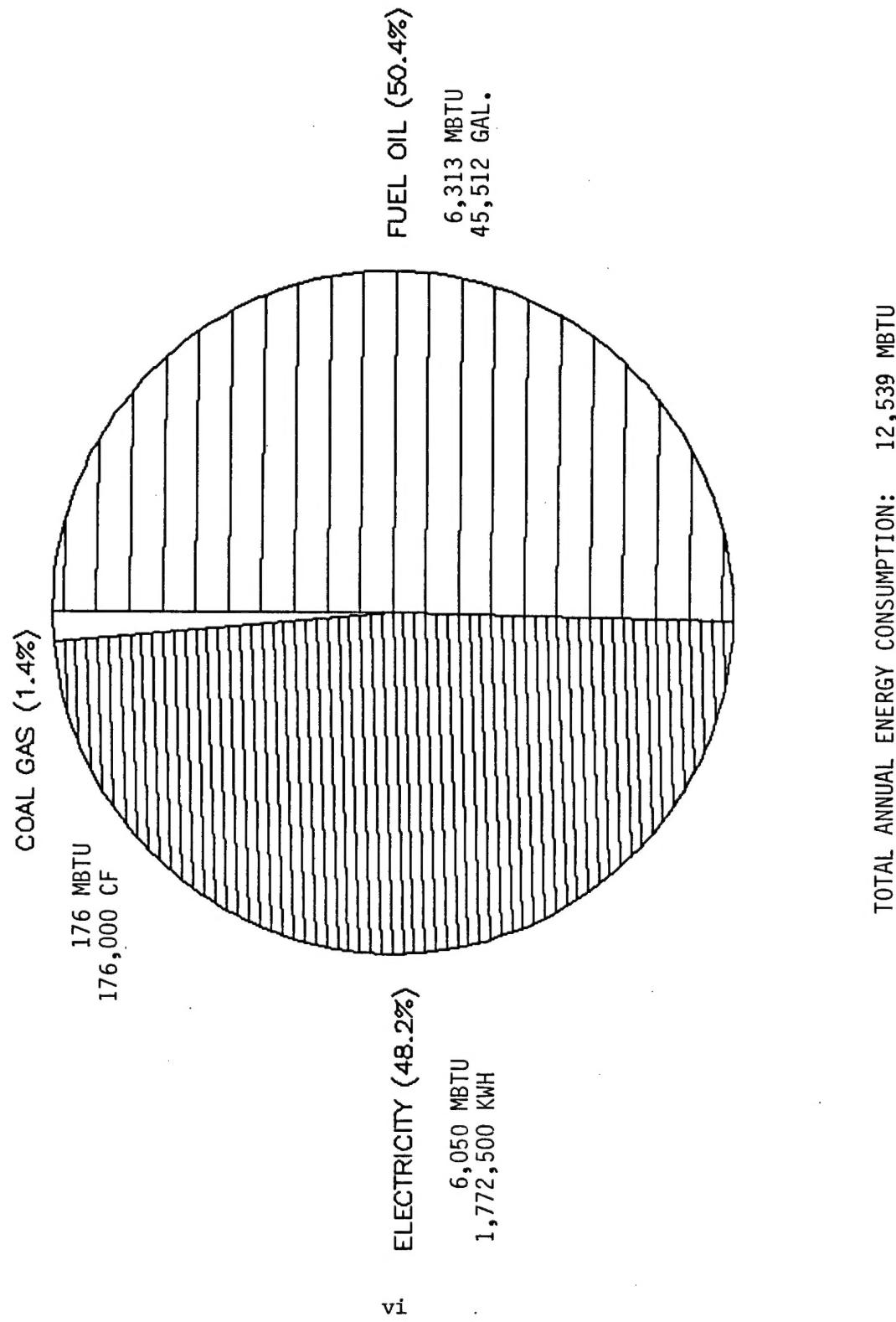
TOTAL ANNUAL ENERGY: \$118,630

FIG. E-3: FY87 ENERGY COST FOR BUILDING 1 & 8



TOTAL ANNUAL ENERGY COST: \$349,018

FIG. E-4: PRESENT ANNUAL ENERGY CONSUMPTION FOR BUILDING 8 (FY87)



Figures E-5, E-6, and E-7, respectively.

Total annual energy consumption for Building 1 is also shown in Figure E-8. The total annual energy consumption of 7,976 MBtu is comprised of 74 percent for fuel oil and 26 percent for electricity. A breakdown of current electrical consumption and fuel oil consumption for Building 1 is also included in Figures E-9 and E-10, respectively.

Overall annual energy consumption of the facilities totaled 20,515 MBtu as shown in Figure E-11.

4) Total Operational and Maintenance Costs:

Buildings 1 and 8 are operated and maintained under a commercial activities type service contract by a private contractor who is paid through U.S. government funds in Japanese Yen. Each building is operated and maintained by separate 5 man crews which provide 24 hour operation and maintenance of the facilities. The total cost for operation and maintenance of the facilities is thus a fixed and reoccurring cost to the U.S. government. Repair costs for unscheduled equipment failures is a variable annual expense. However, annual repair costs have remained consistently high due to the age of the equipment.

Total maintenance, operation and repair costs for Building 8 amounted to \$104,459 in FY87 as shown in Figure E-12. Approximately 68.0 percent of the costs were for operation of the boiler and air conditioning plant, 10 percent of the cost was for boiler maintenance and repair, while the remaining 22 percent was

FIG. E-5: BREAKDOWN OF PRESENT ELECTRICAL ENERGY CONSUMPTION FOR BUILDING 8 (FY87)

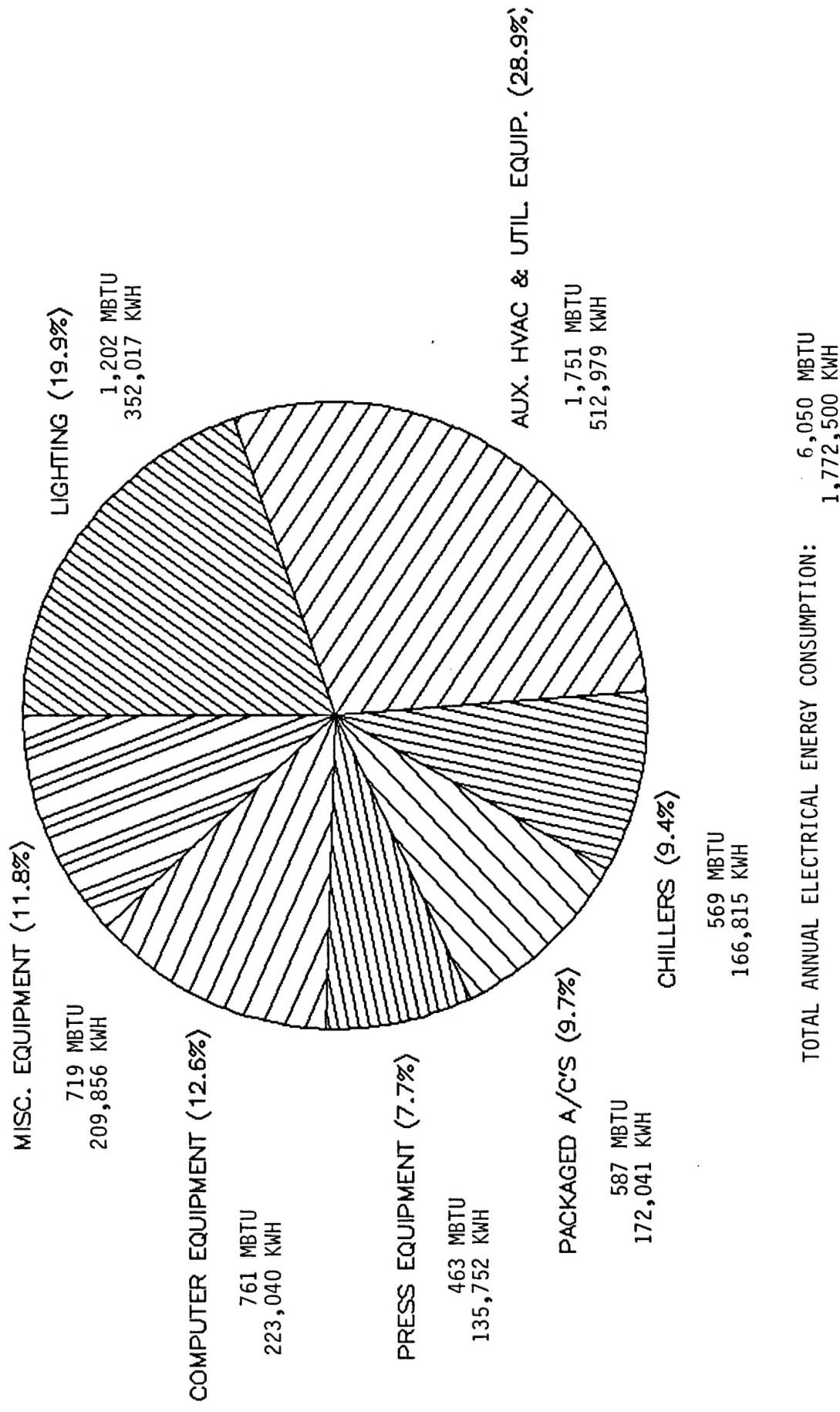


FIG. E-6: BREAKDOWN OF PRESENT FUEL OIL CONSUMPTION FOR BUILDING 8 (FY87)

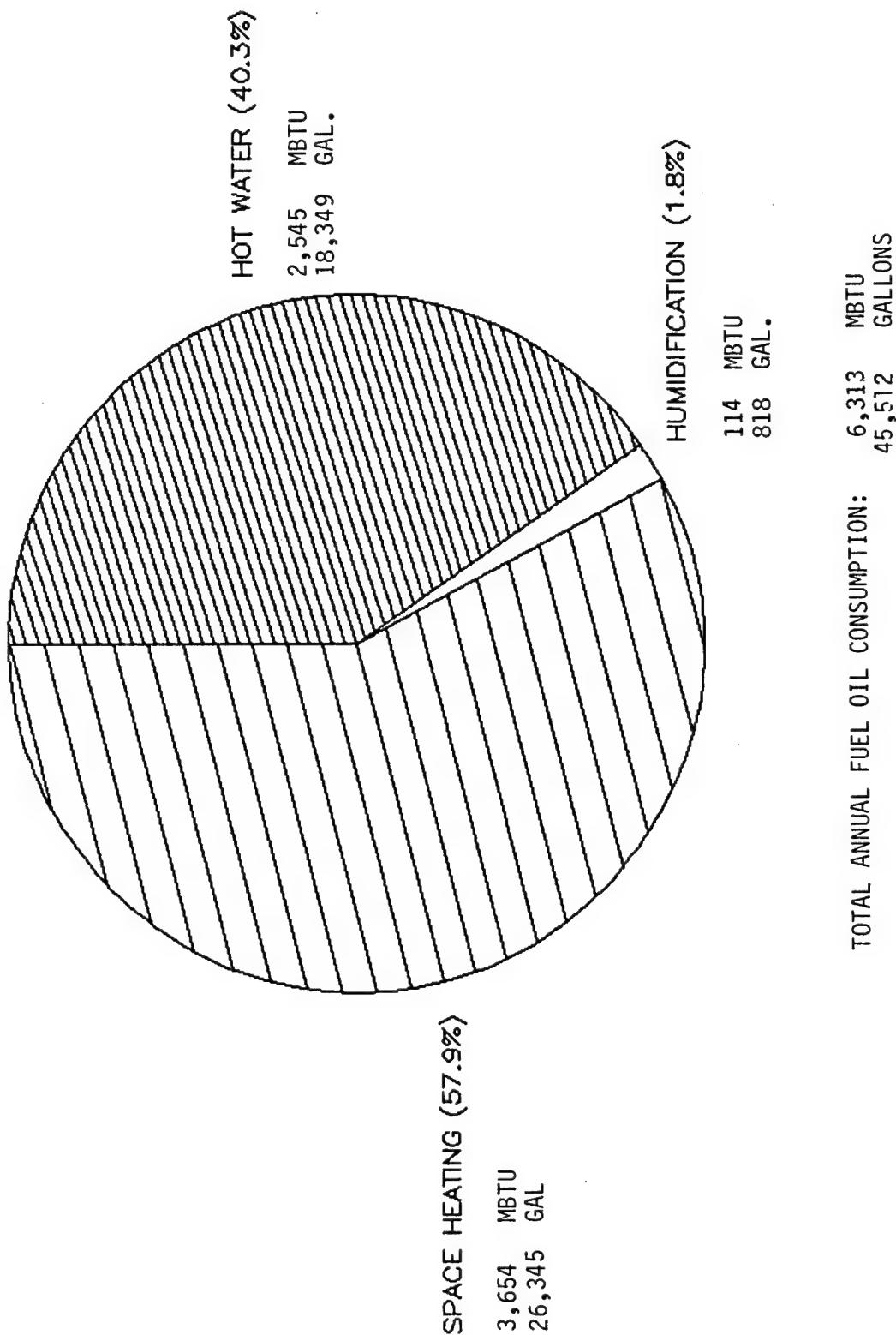


FIG. E-7: BREAKDOWN OF PRESENT ANNUAL COAL GAS CONSUMPTION FOR BUILDING 8 (FY87)

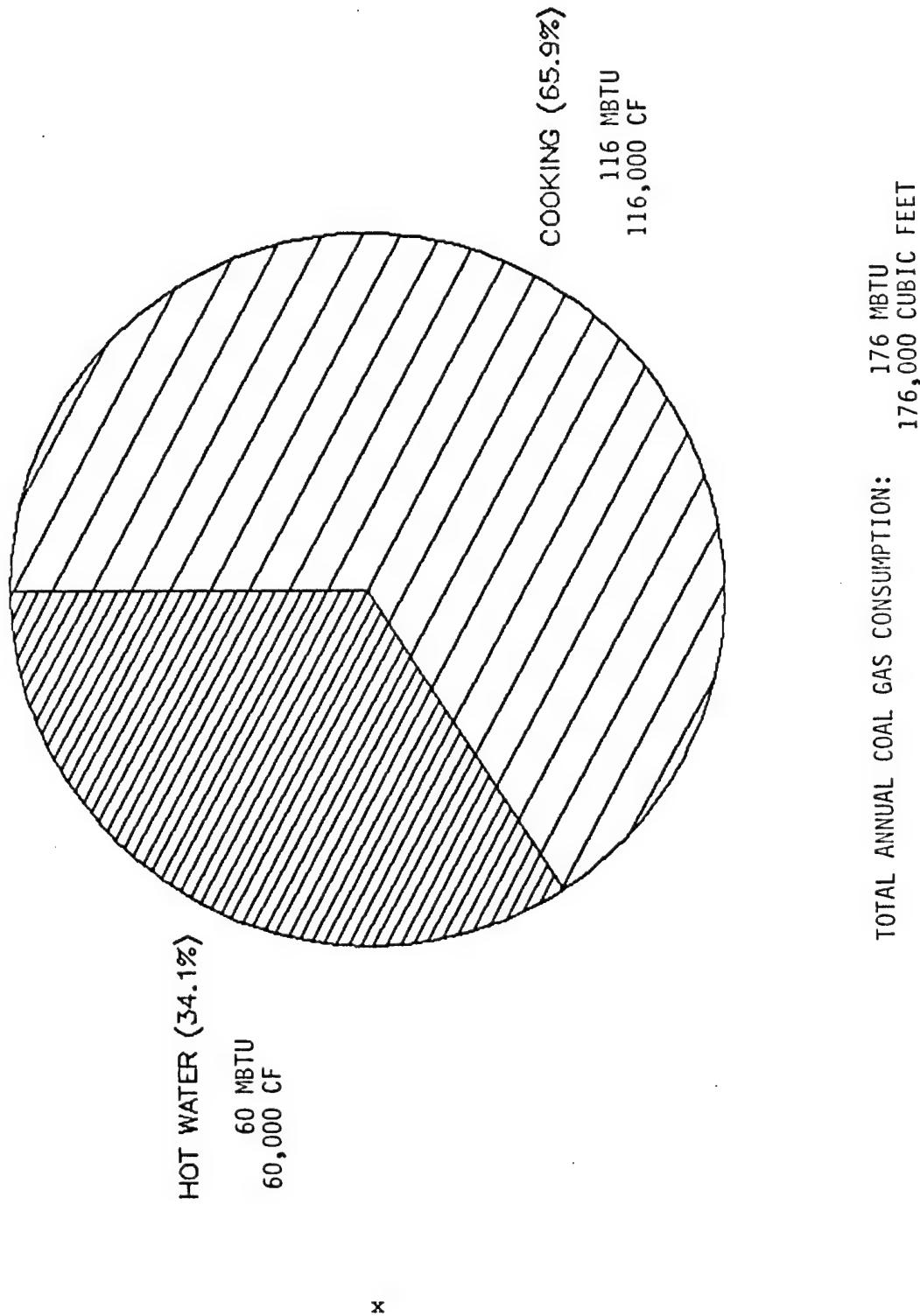


FIG. E-8: PRESENT ANNUAL ENERGY CONSUMPTION FOR BUILDING 1 (FY87)

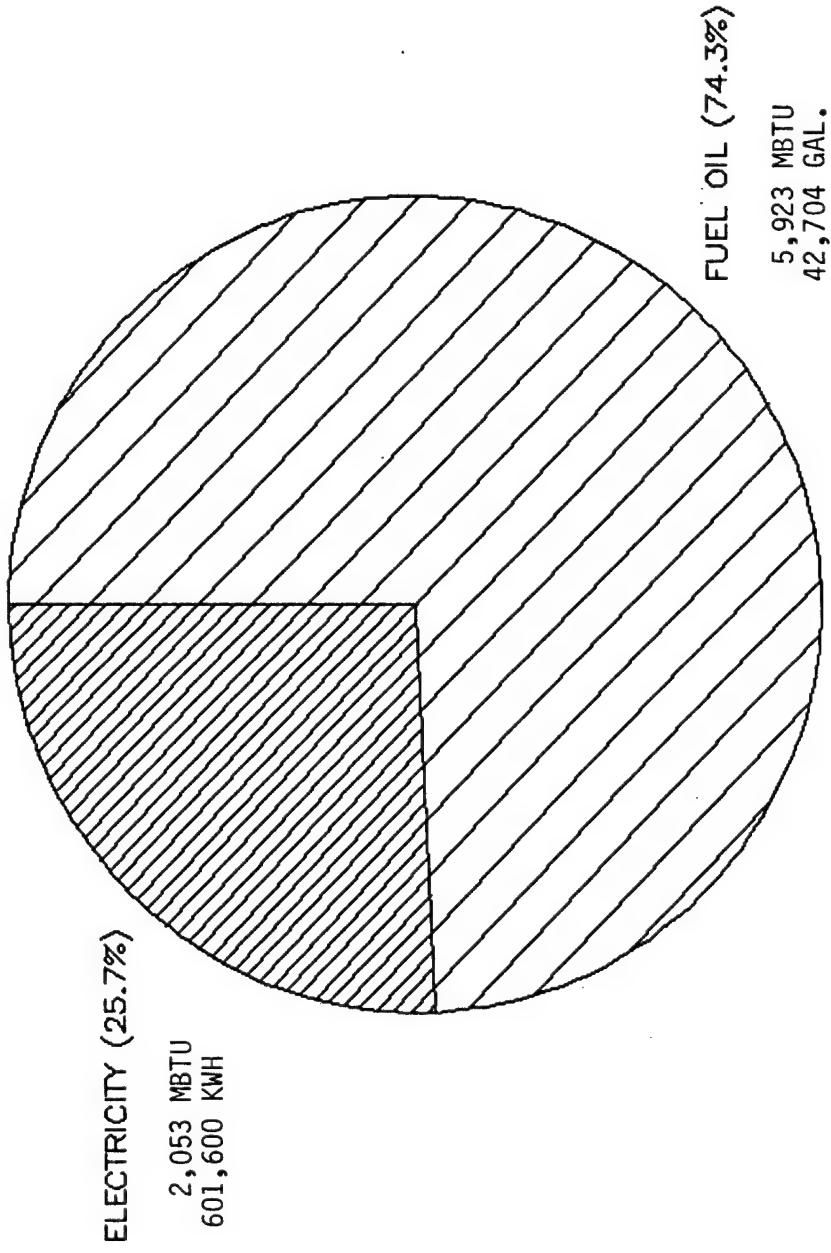


FIG. E-9: BREAKDOWN OF PRESENT FUEL OIL CONSUMPTION FOR BUILDING 1 (FY87)

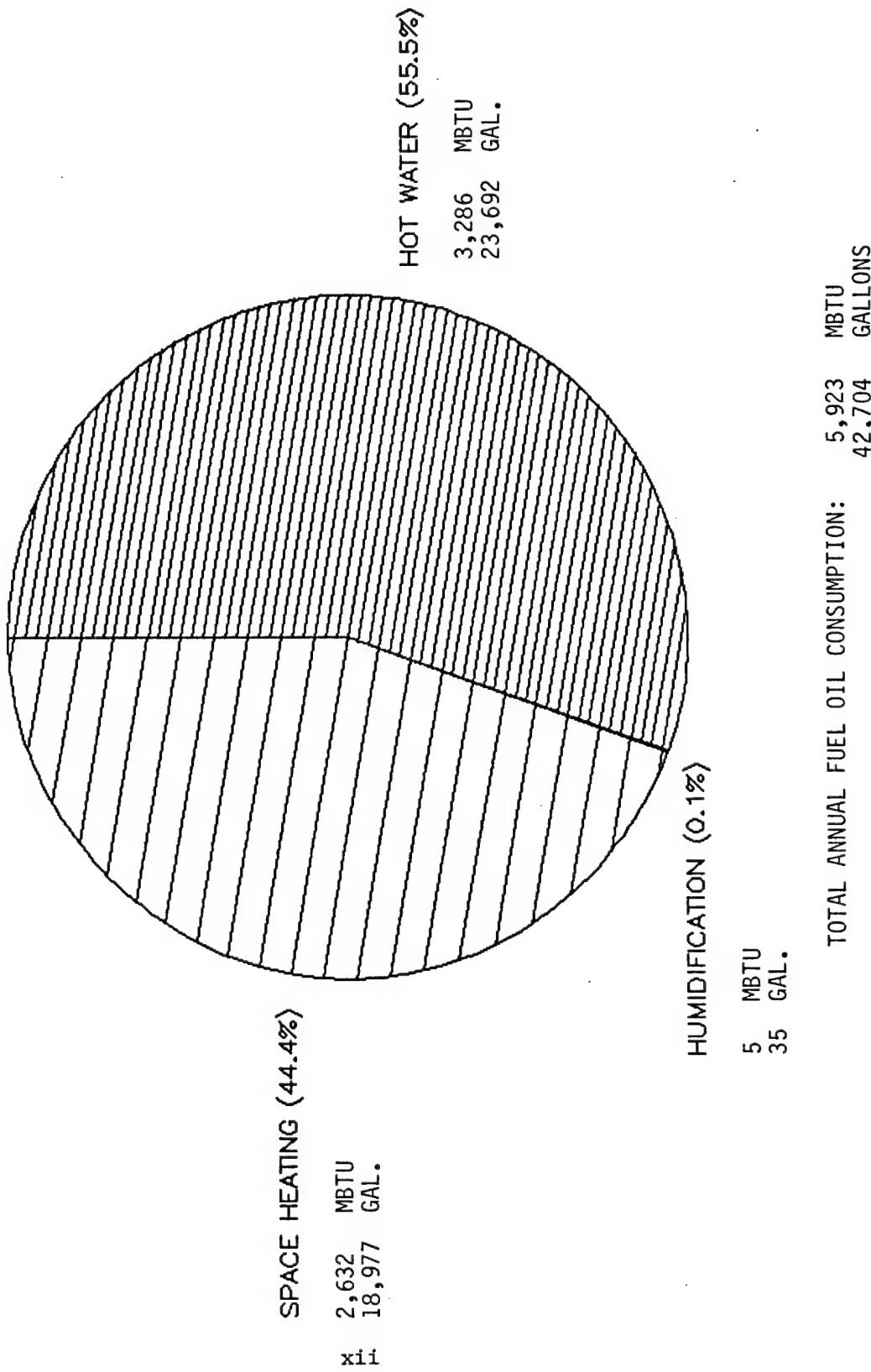


FIG. E-10: BREAKDOWN OF PRESENT ELECTRICAL ENERGY CONSUMPTION FOR BUILDING 1 (FY87)

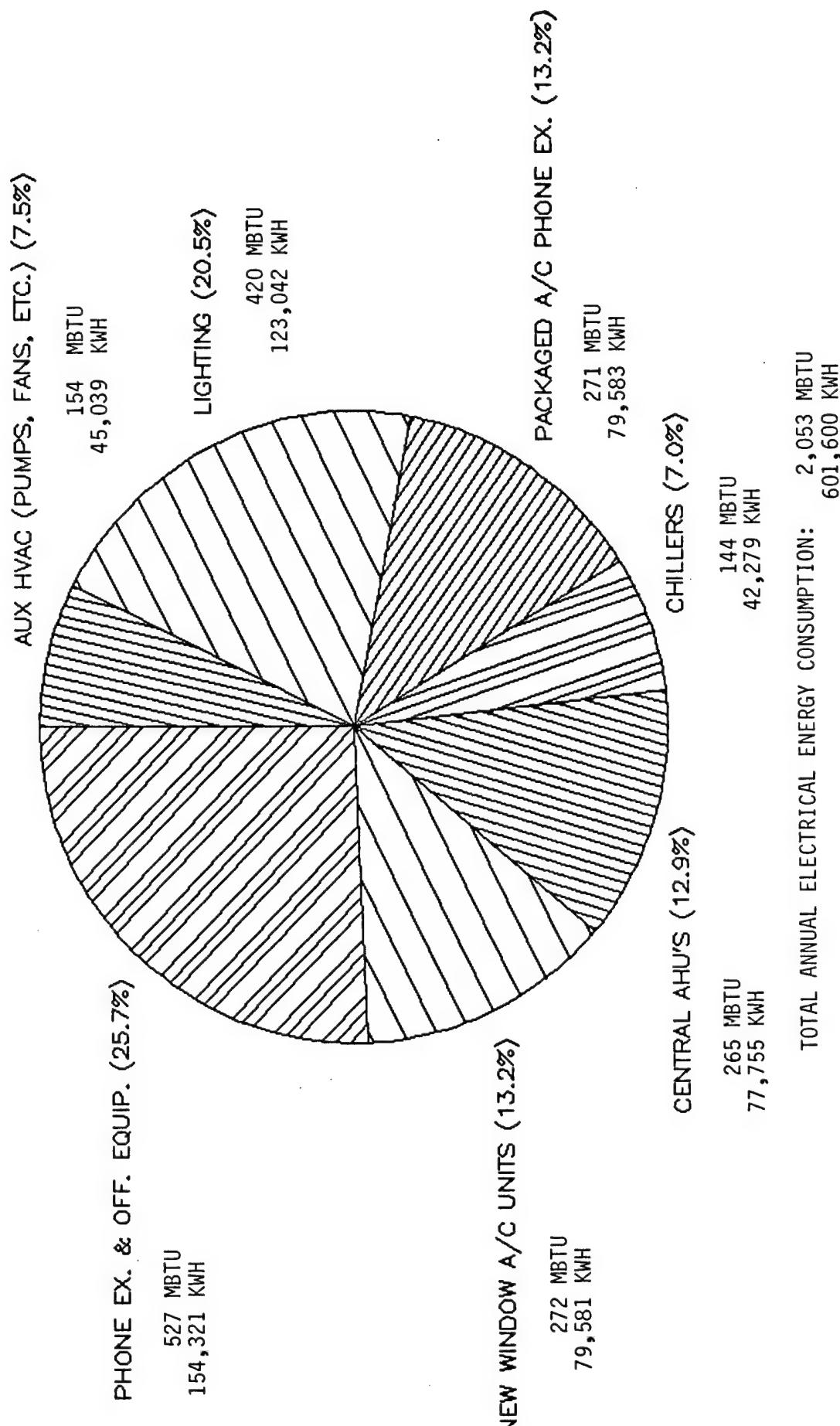


FIG. E-11 : PRESENT ANNUAL ENERGY CONSUMPTION FOR BUILDING 1 & 8 (FY87)

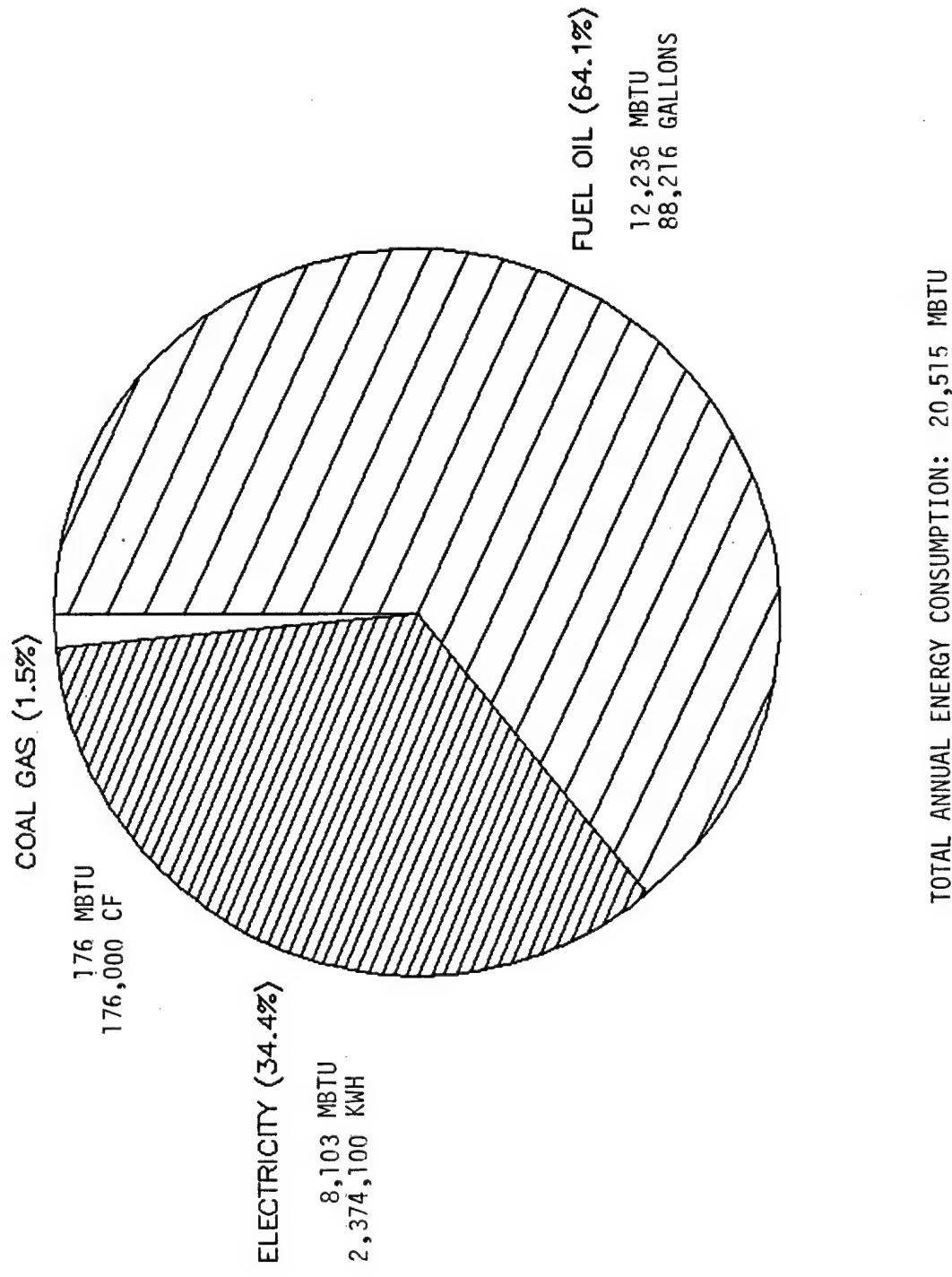
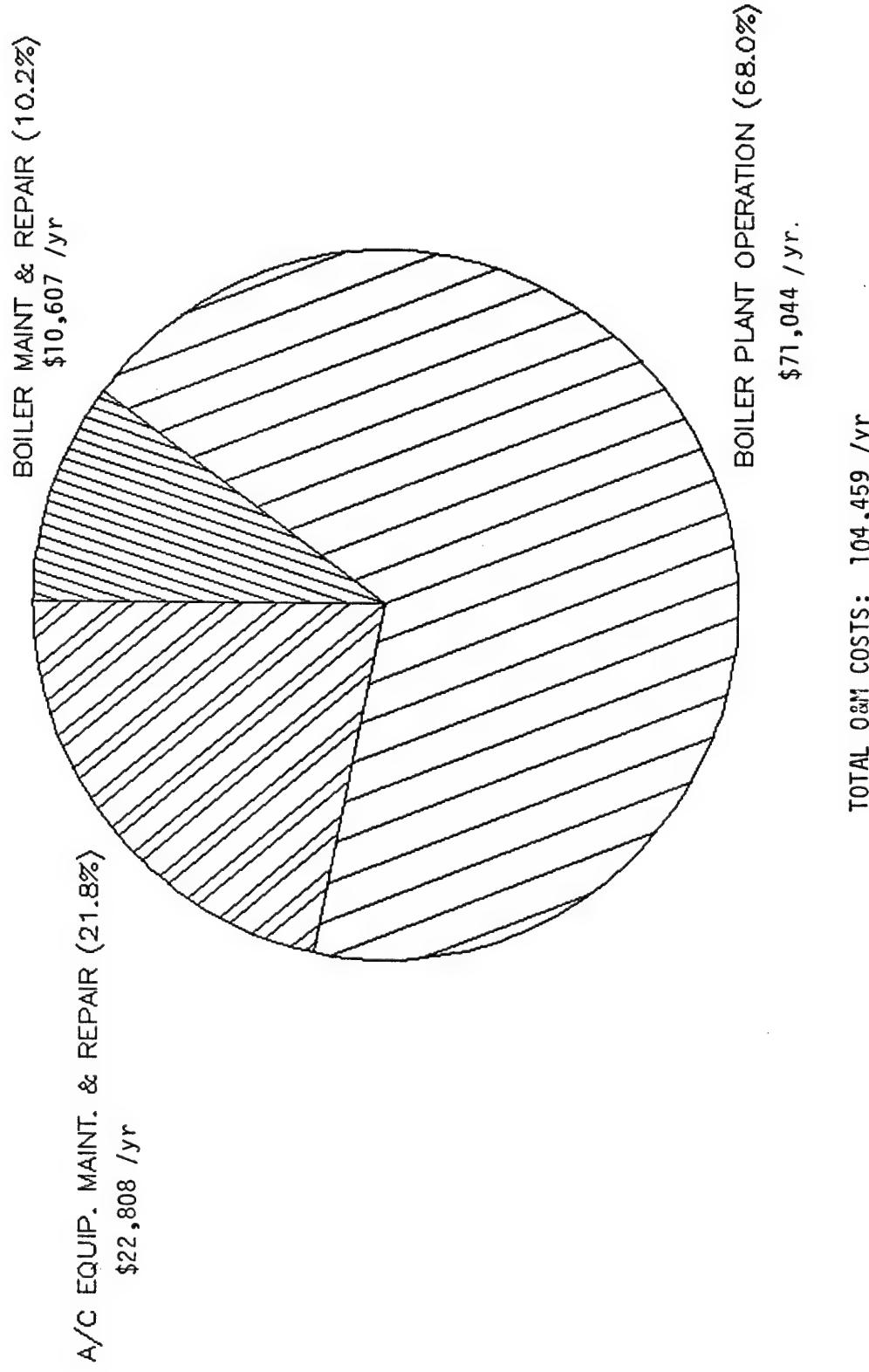


FIG. E-12: FY 87 O&M COSTS FOR BLDG 8



for upkeep of the air conditioning systems.

Total maintenance, operation and repair costs for Building 1 amounted to \$101,077 in FY87 and is included in Figure E-13.

Approximately 70.3 percent of the cost was for operation of the boiler and air conditioning plant, 6.5 percent was for boiler maintenance and repair, and the remaining 23.3 percent was for upkeep of the air conditioning systems.

Total maintenance, operation and repair costs for upkeep of the HVAC equipment for Buildings 8 and 1 totaled \$205,536 in FY87.

### III. Energy Conservation Opportunity (ECO) Analysis and Recommendations:

All reasonable energy conservation opportunities were analyzed for feasibility of reducing energy costs. A summary of the analysis is included in Table E-1 for Building 8 and in Table E-2 for Building 1. Because a private contractor is already paid to operate and maintain the facilities, several ECO's can be implemented without requiring additional funds as part of the routine work of the maintenance personnel. The no cost ECO's identified in the study which should be implemented are listed in Table E-3 and are summarized as follows:

- 1) Outside air for air handlers "A" and "B" in Building 8 and for the central air handlers in Building 1 should be reduced to 10 cfm per person. The amount of outside air used by air handler "D" which operates as an 100 percent outside air system should also be reduced by closing off the diffusers to the linotype area which is no longer utilized.
- 2) Room thermostats for the central hvac systems in both buildings

FIG. E-13: FY 87 O&M COSTS FOR BLDG 1

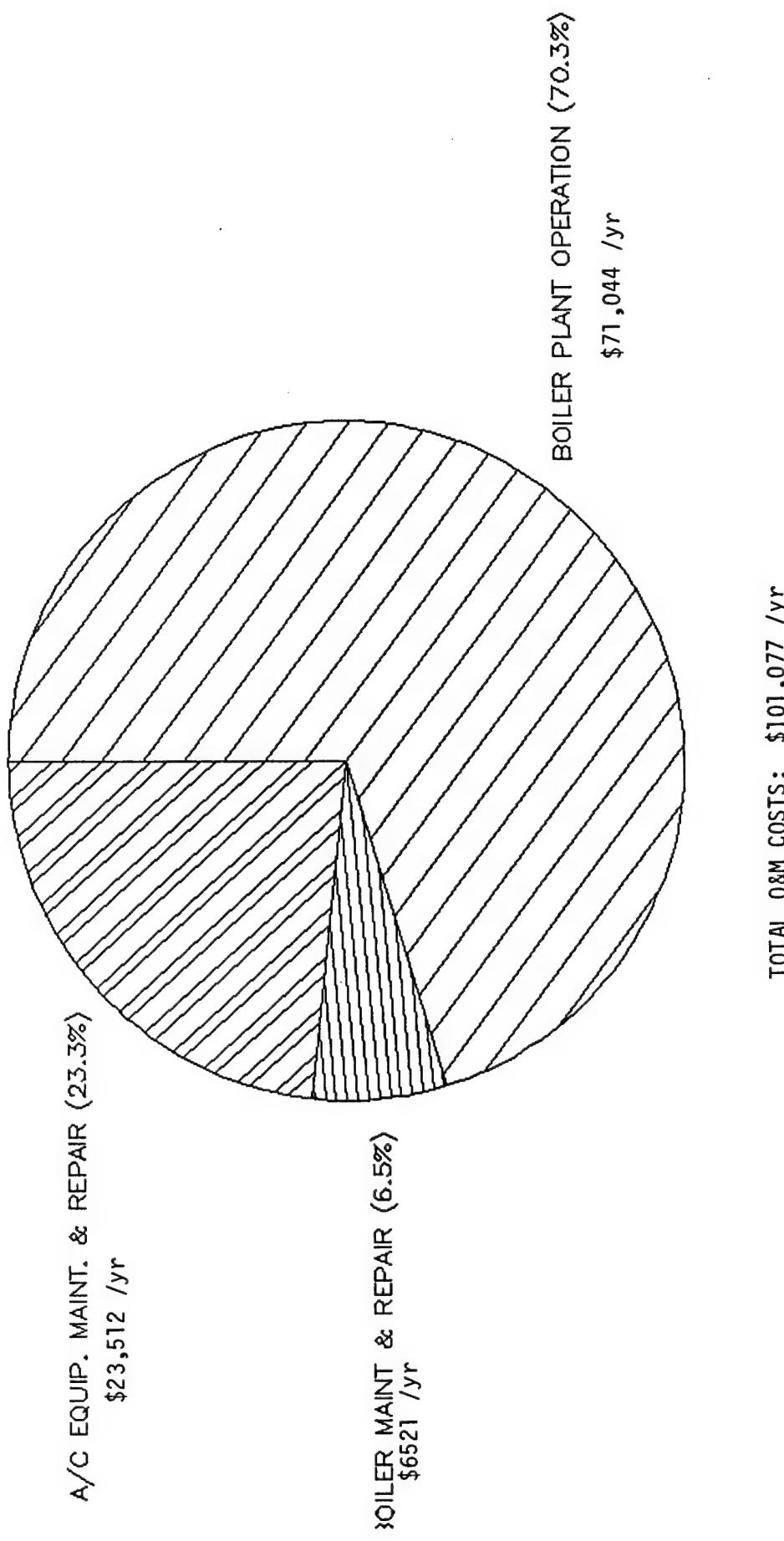


TABLE E-1: SUMMARY OF FEASIBLE FOR BLDG 8

DESCRIPTION	ANNUAL FUEL SAVINGS MBTU	ANNUAL OIL SAVINGS \$	ANNUAL ELECTRICAL SAVINGS MBTU	ANNUAL ELECTRICAL DEMAND SAVINGS MBTU	TOTAL SAVINGS MBTU	\$	EST. CONSTR. COST	PAYOUT	SIR	FOOTNOTES
1. Reduce Outside Air - Short Term	885	4150	34	1105	--	919	5255	0	0	(1) INCLUDES COST OF
2. Lower T-Stats	1042	4485	108	3515	--	1150	8000	0	0	INF. \$4752/YR FOR
3. Reduce Boiler Excess Air	562	2634	--	--	--	562	2634	0	0	INF. MAINTENANCE
4. Reduce Steam Pressure	67.5	317	--	--	--	67.5	317	0	0	INF. (2) INCLUDES SAVINGS OF
5. Shed Loads During Peak	--	--	--	30	964	90	9396	0	0	INF. \$125348/YR
6. Shutdown Restroom Fans	--	--	--	--	--	30	964	2100	2.2	4.43 2.39 FOR MAINTENANCE
7. New Boiler - Entire Load	2135	10005	--	--	--	2135	15530	66000	4.3	2.29 (3) INCLUDES
8. New Boiler w/ O2 Trim	2445	11458	12.21	397	--	2445	16983	76000	4.5	2.29 (3) INCLUDES
9. Install Timeclock on HX and Pump	103.7	486	--	--	--	115.91	883	4100	4.6	2.22 COST OF
10. Operate Exist Generators	-3235	-15161	811	10932	216	22500	-2208	1827 (1)	99000	5.4 1.62 FOR MAINTENANCE
11. Boiler O2 Control - Entire Load	310	1453	--	--	--	310	1453	10000	6.7	1.59 (4) INCLUDES COST OF
12. Consolidated HVAC Plant	2374	11126	265	8813	--	--	2639	145287 (2)	1000000	6.9 1.53 \$7577/YR
13. Install Economizer on Computer/Composting Rm ACUS	--	--	138	4499	--	--	138	4499	30000	6.7 1.44 FOR MAINTENANCE
14. Automated Light Controls	--	--	100.6	3272	--	--	100.6	3272	14300	(5) INCLUDES
15. Economizer/Air Preheat - Entire Load	310	1453	--	--	--	310	1453	22000	6.7	1.43 COST OF
16. Replace Chiller	--	--	337	6514	208	21715	545	28229	264000	9.4 1.03 (6) INCLUDES
17. Install Solar Heaters	26.91	126/PNL	--	--	--	26.91	126/PNL	2100/PNL	17	0.98 COST OF
18. New 100 KW Cogenerator	-1276	-5981	1657	28711	100	10440	481	23463	237000 (3)	10 0.96 \$3789/YR
19. Install Eff. Motors	--	--	1.66	54	--	--	1.66	54/MTR	560/MTR	10 0.93 FOR MAINTENANCE
20. New 60 KW Cogenerator	-1036	-4854	1292	22788	60	6264	316	16621	172000 (4)	10 0.93
21. New Generator	-1238	-5801	371	7160	100	10440	-767	9623	95000 (5)	9.9 0.92
22. Heat Recovery on Dishwashe	21.2	483	--	--	--	21.2(Gas)	483	7200	15	0.77
23. Install Air Curtains	53	452	1.71	56	--	--	98.24	508	7500	15 0.73
24. Install EMCS Controls	--	--	410	13330	--	--	410	13330	180000	13 0.71
25. New 30 KW Cogenerator	565	-2648	646	11394	30	3132	1241	8089	110000 (6)	13 0.70
26. Modify Ductwork to Reduce Outside Air	999	4680	316	10296	--	--	1315	14976	327000	22 0.63
27. Recover Heat from Refrigerant Gas	141.2	662	-2.8	-91	--	--	138.4	571	16000	28 0.60
28. Install Vestibule	53.12	249	12.45	405	--	--	65.57	654	66000	24 0.58
29. Add Bldg Insulation	550.5	2580	15.75	512	--	--	566.25	3092	94000	30 0.52
30. New Boiler - Space Heating	522	2449	--	--	--	--	522	2449	56000	23 0.48
31. Boiler Oxygen Control - Space Heat	82	386	--	--	--	--	82	386	10000	26 0.42
32. Modulate MW by O.A. Temp	55	256	--	--	--	--	55	256	7000	27 0.40
33. Add Pipe Insulation	.0957/LF.45/LF	.0028/LF	.090/LF	--	--	--	.960/LF	.54/LF	21.84/LF	40 0.39
34. Change to VAV	999	4680	764	24859	--	--	1763	29539	806000	27 0.36
35. Economizer/Air Preheat - Central AC	82	386	--	--	--	--	82	386	13000	34 0.32
36. Install Solar Film	--	--	29.41	956	--	--	29.41	956	42000	44 0.29
37. Install Economizer,	--	--	22	715	--	--	22	715	26000	36 0.27
38. Recover Heat From Blowdown	30	140	--	--	--	--	30	140	7500	54 0.20
39. Replace Lights	56.92	267	66.5	2164	--	--	66.5	2164	143000	66 0.19
40. Install Storm Windows	--	--	4.2	137	--	--	61.12	404	36000	89 0.17
41. Add Duct Insulation	.0028/SF.0013/SF	.0003/SF	.011/SF	--	--	--	.0031/SF	.0284/SF	2.65/SF	110 0.04

TABLE E-2: SUMMARY OF FEASIBLE ECO'S FOR BLDG 1

DESCRIPTION	ANNUAL FUEL SAVINGS MBTU	ANNUAL OIL SAVINGS \$	ANNUAL ELECTRICAL SAVINGS MBTU	ANNUAL ELECTRICAL SAVINGS \$	TOTAL SAVINGS MBTU	TOTAL SAVINGS \$	ECC	PAYBACK	S.I.R.
1. Reduce Outside Air	692	3245	11.1	492	703.1	3737	0	0	INFINITE
2. Lower T-Stats	922	4322	47.3	2093	969.3	6415	0	0	INFINITE
3. Shutdown Restroom Fans	--	--	14	617	14	617	1400	2.3	4.25
4. Install Economizer on Tel Exchange ACU	--	--	90	3992	90	3992	15000	3.8	2.57
5. Consolidate Bldg 1 Loads to Bldg 8 Central Plant	1057	4954	15.8	699	1072.8	88955 (1)	512000	5.8	1.81
6. Automated Light Controls	--	--	90	3986	90	3986	32000	8.0	1.2
7. Reduce Excess Air with Oxygen Monitor	95.7	449	--	--	95.7	449	5400	12	0.91
8. Add Building Insulation	953	4468	--	--	953	4468	89000	20	0.82
9. Recover Heat from Refrigerant	350	1638	-2.8	-123	347.2	1515	22000	15	0.76
10. Install EMCS Controls	--	--	179	7908	179	7908	160000	20	0.48
11. Install Solar Film	--	--	42.6	1883	42.6	1883	51000	27	0.47
12. Install Storm Windows	130	609	6.1	270	136.1	879	39000	44	0.34
13. Change to VAV	--	--	341	15077	341	15077	680000	45	0.21
14. Economizer on Central AC	--	--	32	1413	32	1413	81000	57	0.17
15. Recover Waste Heat From Blowdown	14.5	68	--	--	14.5	68	7500	110	0.15
16. Replace Lighting	--	--	6.5	289	6.5	289	90000	311	0.03

FOOTNOTES: (1) INCLUDES \$83302 SAVINGS IN AVOIDED MAINTENANCE AND OPERATING COST.

TABLE E-3 SUMMARY OF RECOMMENDED NO COST ECO'S

FUEL SAVINGS		ELECTRICAL SAVINGS		TOTAL SAVINGS	
MBTU/YR	\$/YR	MBTU/YR	\$/YR	MBTU/YR	\$/YR
<b>BLDG 1</b>					
1. Reduce Outside Air	692	3245	11	492	703
2. Adjust T-Stats	922	4322	47	2093	969
<b>SUBTOTAL</b>	<b>1614</b>	<b>7567</b>	<b>58</b>	<b>2585</b>	<b>1672</b>
 <b>BLDG 8</b>					
1. Reduce Outside Air	885	4150	34	1105	919
2. Adjust T-Stats	1042	4885	108	3515	1150
3. Reduce Boiler Excess Air	562	2634			562
4. Reduce Steam Pressure	68	317			68
<b>SUBTOTAL</b>	<b>2557</b>	<b>11986</b>	<b>142</b>	<b>4620</b>	<b>2699</b>
<b>TOTAL SAVINGS FOR BUILDINGS 1 &amp; 8</b>	<b>4171</b>	<b>19553</b>	<b>200</b>	<b>7205</b>	<b>4371</b>
					<b>26758</b>

xx

should be adjusted from 75 degrees F. to 68 degrees F. for heating and from 75 degrees F. to 78 degrees F. for cooling to comply with "Architectural and Engineering Instructions, Design Criteria", dated 13 March 1987.

- 3) Excess air for the boiler plant at Building 8 should be reduced by increasing the concentration of carbon dioxide in the flue gas from 10 percent to 12 percent.
- 4) Steam pressure for the boiler plant at Building 8 should be lowered from 30 psig to 15 psig to reduce heating losses.

Recommended ECO's which require funding to be implemented are included in Table E-4 and are summarized as follows:

- 1) Time clocks should be installed to shutdown the restroom fans in both buildings after working hours.
- 2) Economizer cycles should be installed on the air conditioners serving the telephone exchange in Building 1 and the computer/composing areas in Building 8.
- 3) A time clock should be installed to shut down the hot water return pump and close the steam valve to the hot water heat exchanger in Building 8 after work hours.
- 4) Automatic switchgear should be installed to operate the existing emergency generators as peak demand shaving units during the summer months to reduce the peak demand charge for electricity.
- 5) The central plant at Building 1 should be eliminated and the heating and cooling loads consolidated into the central plant at Building 8. This would eliminate the need for maintenance, operation and repair of the boiler plant at Building 1 and the maintenance and repair of the separate air conditioning systems.

TABLE E-4 SUMMARY OF RECOMMENDED ECO'S REQUIRING FUNDING

PROJECT TITLE	ANNUAL ENERGY SAVINGS			ANNUAL ENERGY ANNUAL COST SAVINGS OPERATIONAL / ANNUAL MAINTENANCE SAVINGS COST			TOTAL	ESTIMATED CONSTRUCTION	PAYBACK	SIR SOURCE OF FUNDING
	FUEL	OIL	ELECTRICITY	TOTAL	\$/YR	\$/YR	\$/YR	\$/YR	YEARS	
	MBTU/YR	MBTU/YR	MBTU/YR							
1. Shutdown restroom fans, Bldgs 1 & 8*	0	44	44	1581	0	1581	3500	2.2	3.9	PECIP
2. Install Economizer, Bldg 1, Telephone Exchange ACU	0	90	90	3992	0	3992	15000	3.8	2.6	PECIP
3. New 125 hp boiler w/ Oxygen trim	2445	0	2445	11458	5525	16983	76000	5	2.3	OMA
4. Install timeclock on boiler, Bldg 8	104	12	116	883	0	883	4100	5	2.2	OMA
5. Install switchgear to operate exist generators	-3235	+ 811 kw	+ 216 kw + 216 kw	17798	0	17798	99000	5.6	1.6	OMA
6. Consolidate hvac plants/replace AHU's	2274	265	2639	19939	125348	145287	1000000	7	1.5	MCA
7. Install economizer Bldg 8 computer room/ composing room ACU's	0	138	138	4499	0	4499	30000	7	1.4	OMA
8. New 250 ton centrifugal chiller	0	337	337	28229	0	28229	264000	9	1.03	OMA
<b>TOTAL</b>	<b>1826</b>	<b>1559</b>	<b>3385</b>	<b>88379</b>	<b>130872</b>	<b>219252</b>	<b>1491600</b>			
		+ 424 kw	+ 424 kw							

\*ECO's for shutdown of restroom fans for Bldgs 1 &amp; 8 combined to qualify for PECIP funding.

Existing air handlers at both buildings should be replaced and the duct systems for AHU's "C" and "D" at Building 8 converted to recirculation systems. All steam heating coils at Building 8 should also be converted to a hydronic heating system. These changes would allow the buildings to be heated and cooled by a central dual pipe hot water/chilled water system and eliminate the need for steam. This would further reduce the labor required for 24 hour operation of the boiler plant at Building 8. Reduction of the outside air used for air handlers "C" and "D" would also reduce the peak heating and cooling loads so that the capacity of the existing boiler and chilled water plant at Building 8 would be adequate to heat and cool both buildings.

- 6) One of the existing 80 hp boilers at Building 8 should be replaced with a new fully modulating 125 hp firetube boiler with oxygen trim. The existing boilers are relatively inefficient and are near the end of their useful lives. The other remaining boiler should serve as back-up to the new boiler. The new boiler would provide all of the heating for space and domestic water heating for both buildings.
- 7) The existing 300 ton centrifugal chiller should be replaced with a new 250 ton centrifugal chiller because it is also near the end of its' useful life. Adjustments to room thermostats and the reductions in the outside air loads will allow the new chiller to provide all of the cooling for both buildings. The new chiller should be provided with demand limiting control to reduce its' capacity during the summer peak demand hours when the printing presses are also in operation.

IV. Projected Energy Consumption and Costs After Implementation of ECO's:

Impact of the implementation of the ECO's in present energy consumption and costs are summarized in Figures E-14 and E-15. No cost/low cost ECO's would generate a total savings of 4,171 MBtu/year or 30,072 gallons in fuel oil and 200 MBtu/year or 58,599 kwh in electricity, for a total annual energy savings of \$26,758. This would amount to a 21 percent reduction in energy consumption over present energy use and an 8 percent reduction in energy costs.

Implementation of all recommended ECO's requiring funding would reduce energy consumption by an additional 1,826 MBtu/year or 13,165 gallons in fuel oil, 1,559 MBtu/year or 456,703 kwh in electricity, and 424 kw in electrical demand, for a total annual energy cost savings of \$88,379. This would amount to an additional 17 percent reduction over present energy use and a 25 percent reduction in present energy costs. An additional savings of \$130,873 or a 64 percent reduction in avoided operation and maintenance costs would also be realized.

Combined energy savings of all ECO's would result in an overall reduction in energy usage of 38 percent and an overall reduction in energy costs of 33 percent. Total cost savings for implementation of all recommended ECO's is estimated at \$115,137/year in energy costs, and \$130,873 in maintenance, operation and repair costs, for a total of \$246,010/year. This represents an overall cost reduction of 44 percent over the current energy, maintenance, operation, and repair costs for the facilities.

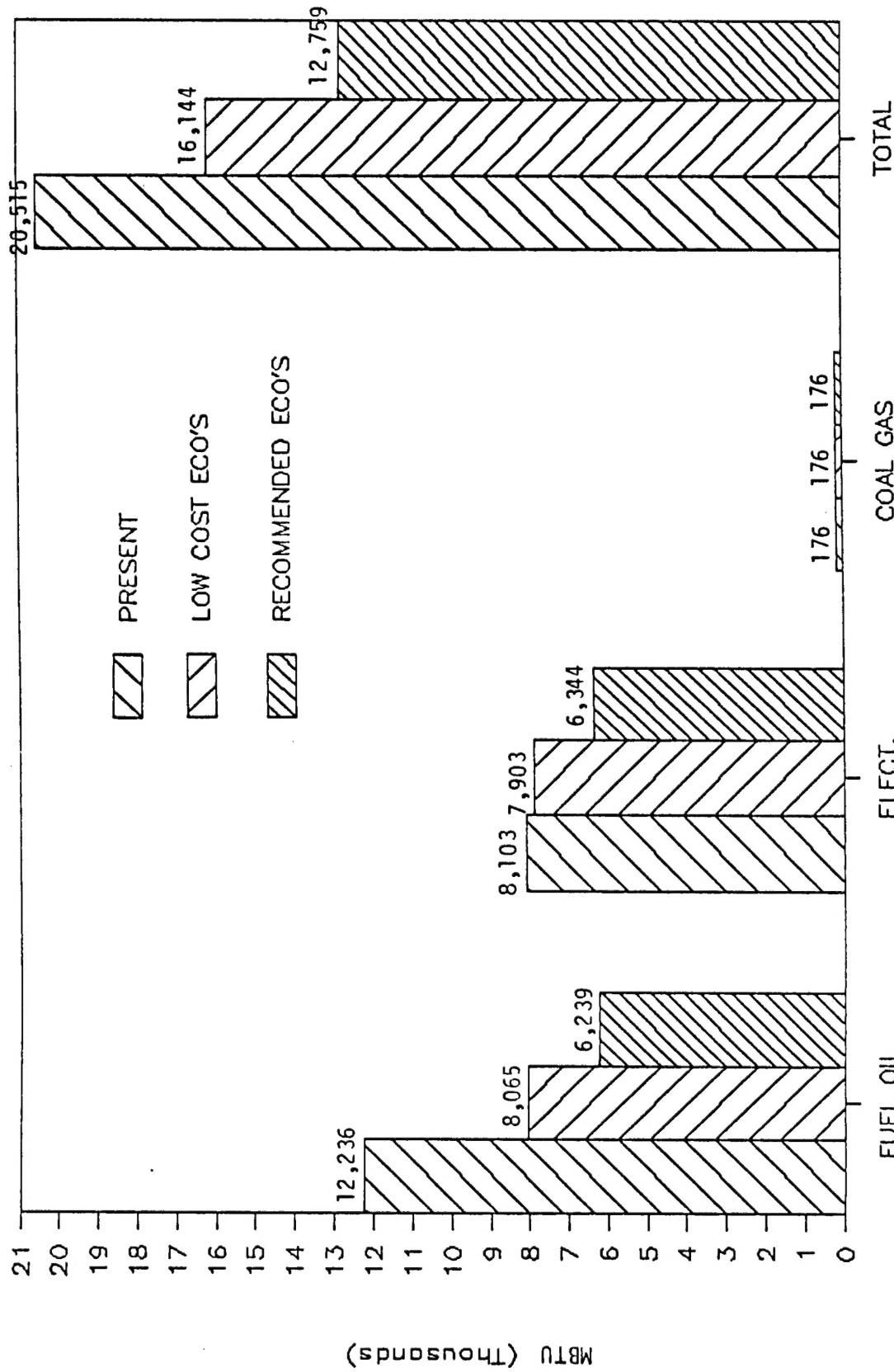


FIG. E-14: PROJECTED ANNUAL ENERGY USE FOR BUILDINGS 1 & 8

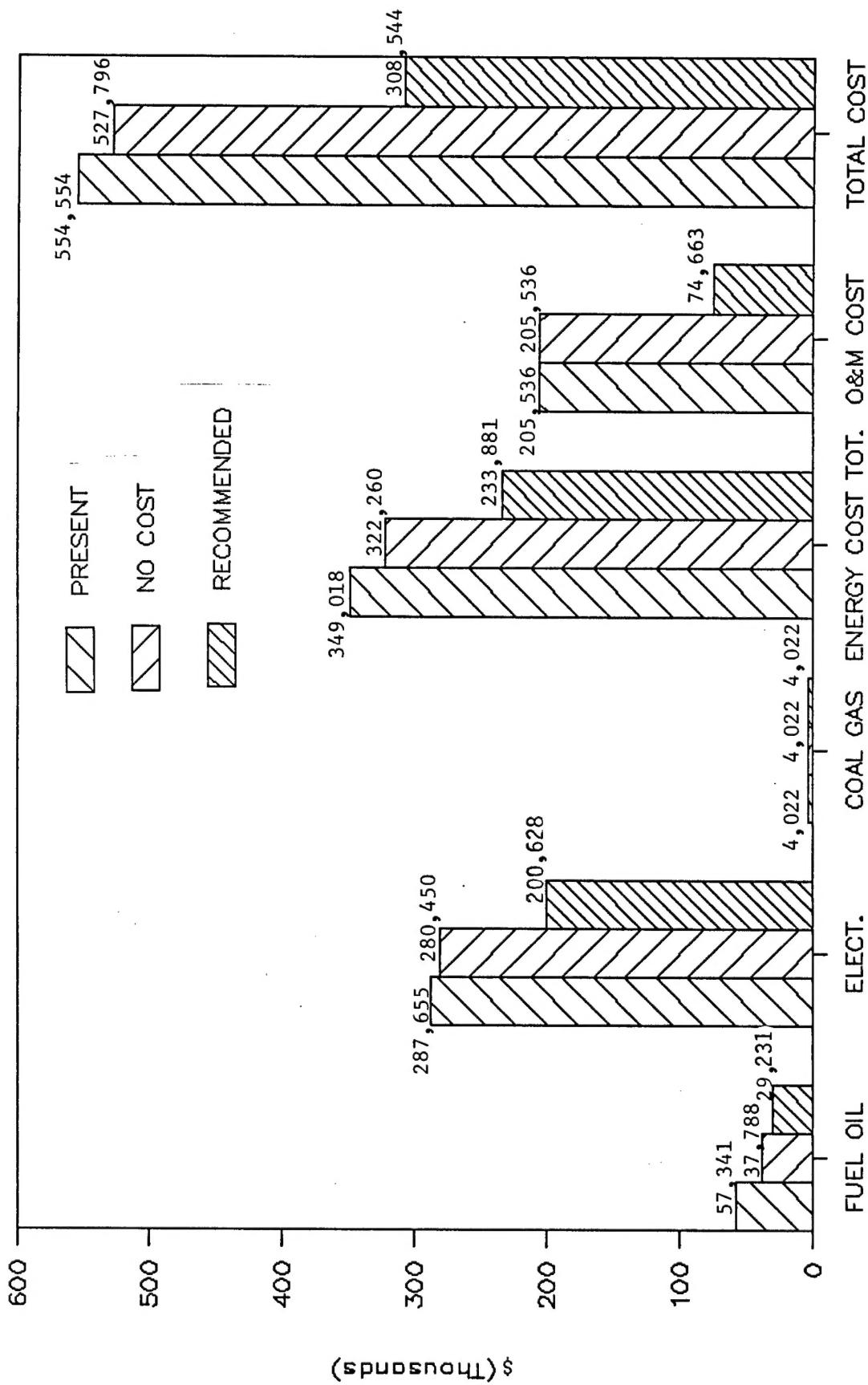


FIG. E-15: PROJECTED ANNUAL ENERGY, OPERATING & MAINTENANCE COSTS FOR BUILDING 1 & 8